

SOUTHERN CALIFORNIA



**ASSOCIATION of  
GOVERNMENTS**

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**Orange County Transportation Authority:** Lou  
Correa, County of Orange

**Riverside County Transportation Commission:**  
Robin Lowe, Hemet

**Ventura County Transportation Commission:**  
Keith Millhouse, Moorpark

**YOU'RE INVITED TO PARTICIPATE IN A  
JOINT WORKSHOP OF THE  
POLICY COMMITTEES  
AND  
REGIONAL COUNCIL**

**“REGIONAL HOUSING NEEDS ASSESSMENT”**

**MONDAY, APRIL 24, 2006**

**- OR -**

**MONDAY, MAY 1, 2006**

**YOU NEED TO ATTEND ONE SESSION ONLY**

**The same information will be provided at both workshops**

**SCAG Offices  
9:00 a.m. – 12:00 Noon  
San Bernardino Conference Rooms A/B**



## JOINT WORKSHOP OF THE

# REGIONAL COUNCIL & POLICY COMMITTEES

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**Monday, April 24, 2006**

**-OR-**

**Monday, May 1, 2006**

**9:00 a.m. - 12:00 Noon**

**SCAG Offices**

**818 W. 7<sup>th</sup> Street, 12<sup>th</sup> Floor**

**Los Angeles, CA 90017**

**213.236-1800**

## ***Agenda Enclosed***

If members of the public wish to review the attachments or have any questions on any of the agenda items, please contact Joe Carreras at 213.236.1856 or [carreras@scag.ca.gov](mailto:carreras@scag.ca.gov)

SCAG, in accordance with the Americans with Disabilities Act (ADA), will accommodate persons who require a modification of accommodation in order to participate in this meeting. If you require such assistance, please contact SCAG at (213) 236-1868 at least 72 hours in advance of the meeting to enable SCAG to make reasonable arrangements. To request documents related to this document in an alternative format, please contact (213) 236-1868.

# JOINT WORKSHOP AGENDA

## AGENDA

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April 24, 2006  
May 1, 2006

*“Any item listed on the agenda may be acted upon at the discretion of the Regional Council or Policy Committees”*

1.0 **CALL TO ORDER**

President Young  
Chair

2.0 **PUBLIC COMMENT PERIOD**

3.0 **DISCUSSION**

3.1 Discussion of Regional Housing Needs Assessment  
RHNA Pilot Program

Staff will present a program proposal for completing the next RHNA regional responsibilities for review and comment by the Regional Council and Policy Committees.

4.0 **ADJOURNMENT**



# Regional Housing Needs Assessment Workshop

Southern California Association of Governments

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## State Housing Element Law

Unlike the other  
mandatory  
general plan  
elements, the  
housing  
element...

- must be updated every five years
- is subject to detailed statutory requirements and mandatory review by a State agency (HCD)
- requires a RHNA process and plan for assigning a "fair share" of housing need for all economic income groups based on a very detailed review and appeal process.

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**There Must Be a Better Way...**

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## KEY FEATURES

**2.**

**20 Year vs.  
5 Year  
Planning  
Horizon**

- Calls for cities and counties to Plan for a 20 year supply of housing and zone for a 10 year supply
- Promotes Census based housing element updates that occur only once a decade (rather than every five years)

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## KEY FEATURES

**3.**

**Built in  
Flexibility**

- Simplifies process and promotes incentives to support trades/transfers, and attract/direct the growth into 2% strategy areas when ALL parties agree
- Supports removal of the RHNA fee on local government

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**More Homes, Less Process**

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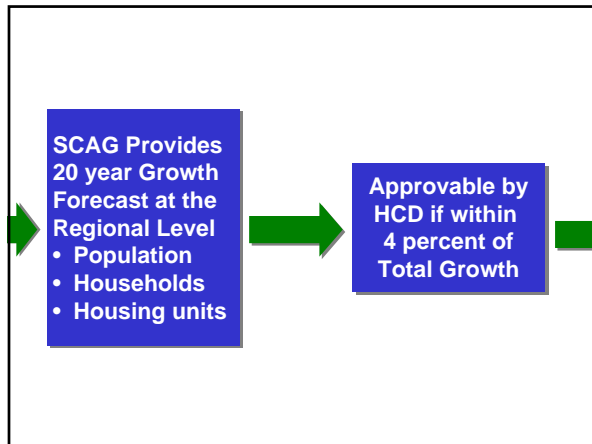
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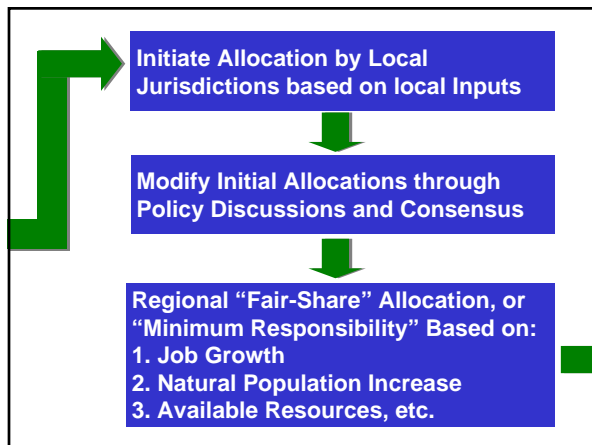
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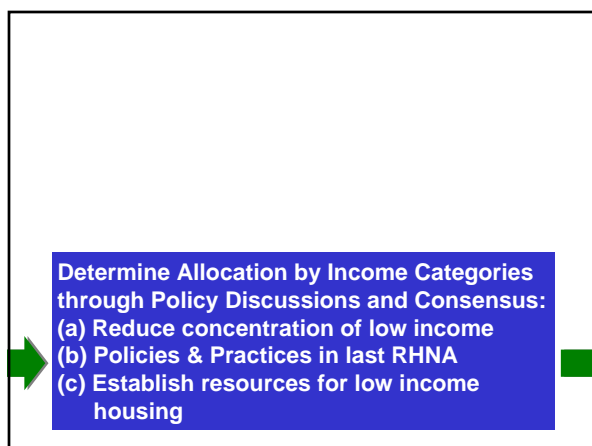
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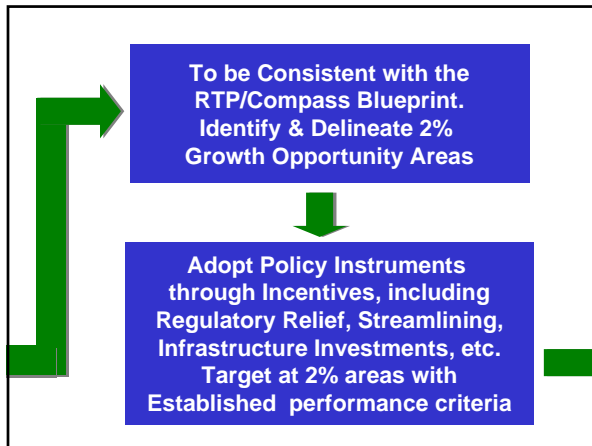
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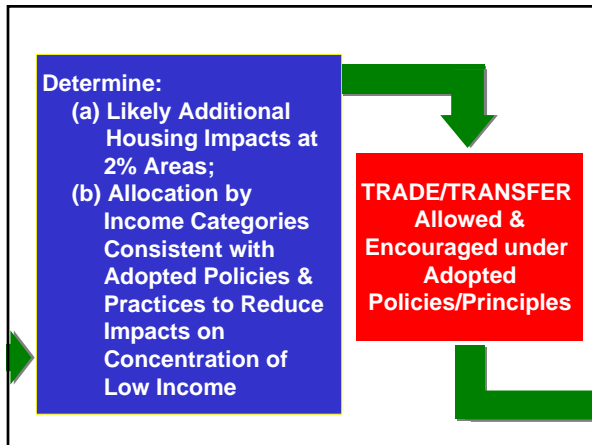
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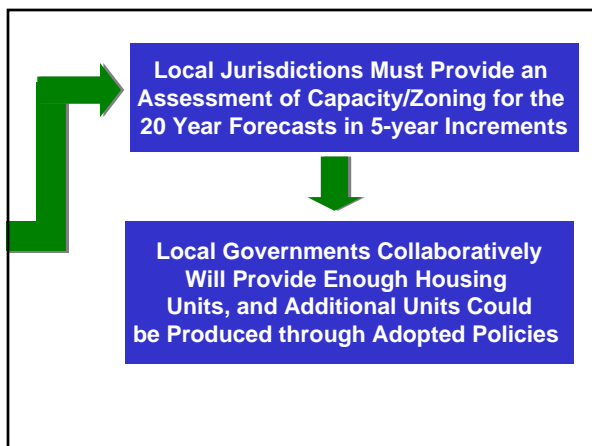
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## The Comparison

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### Determination of Needs

#### Existing Law

State Housing  
& Community  
Development  
Department  
with appeal  
process

#### Pilot Proposal

SCAG RC/  
subregions/  
local  
jurisdictions  
with HCD  
acceptance

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### Length of Process

#### Existing Law

26 – 28  
months

Lengthy  
appeal  
process

#### Pilot Proposal

Completed  
within 12  
months after  
HCD approval  
of growth  
forecast

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## Allocation Methodology

### Existing Law

Local jurisdiction surveys and AB 2158 factors

### Pilot Proposal

Respects local input and growth perspectives

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## Allocation Process

### Existing Law

Subject to lengthy local review, approval, and appeal

### Pilot Proposal

Respects local input and growth perspectives

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## Allocation by Income

### Existing Law

Requires reductions in concentration of low income units where concentrations are already high

### Pilot Proposal

Follow policies of last RHNA round and modify based on RC policy discussions

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## Regional “Fair Share”

### Existing Law

Not mentioned. Strict schedule allows no time for discussion and debate

### Pilot Proposal

Resolved and adopted through intensive policy discussions and debates

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## Planning Time Frame

### Existing Law

5-Year Cycle

### Pilot Proposal

20-Year Planning (5-Year Increments)

10-Year Zoning and Updates

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## Linkage to RTP/Compass

### Existing Law

Bears no relationship to RTP/Compass

### Pilot Proposal

Realizes distribution envisioned under RTP/Compass

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## Trade/Transfer

### Existing Law

Allowed only between cities and county and for a short period of time

### Pilot Proposal

Ensures active trades between finer delineated 2% growth opportunity areas

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## Q & A

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### Why is the Pilot Program better than existing law?

The current law does not provide sufficient flexibility for RHNA coordination with other plans nor does it allow local flexibility to trade and transfer.

The Pilot program streamlines the regional role and transforms the process from a “numbers” to a “policy” approach.

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**What is the advantage of a 20 year housing forecast horizon?**

It allows the growth forecast to serve air quality, transportation, and housing planning goals.

It also provides more focus on the local housing planning element and its coordination with other General Plan elements, while allowing for phased and orderly growth.

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**What are the local government safeguards compared to what they are in the current statute?**

The Pilot respects local inputs and growth perspectives, but with less process and more flexibility by providing for a subregional focus, trades, transfers and cooperative planning when conditions are right.

It does away with "appeals" by requiring adjustments up front.

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**What Does the RHNA Pilot Program propose to adopt ?**

The RHNA Pilot proposes to pool resources, promote regulatory relief, and support development streamlining for priority infrastructure investment.

It focuses future development in Compass 2% growth opportunity areas where local land use capacity and zoning exists.

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How is the “fair share” responsibility addressed in this proposal? “not-able-to” vs. “not-wanting-to”

This issue will be addressed through policy discussions and consensus building during the RHNA policy deliberations on how to weigh:

1. job growth
2. population growth
3. local input

and avoid impaction

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How does the Pilot address the issue of avoiding over concentration of lower-income households and housing units?

One variation of the current RC policy and practices is to move 50% toward the county allocation.

Here is a simplified example:

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Median HH Income	County Distribution
Less than 50%	24.7%
51% to 80%	15.7%
81% to 120%	17.1%
Above 120%	42.6%

High Concentration of Low-Income

RHNA Allocation
30.1%
21.1%
19.9%
28.9%

City A

Typical Income Distribution

RHNA Allocation
25.9%
15.0%
17.1%
42.1%

City B

Low Concentration of Low-Income

RHNA Allocation
5.2%
4.6%
8.1%
82.1%

City C

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**How was the Compass/Blueprint distribution derived?**

The process involved participants throughout the SCAG region and followed land use principles: mixed-use, regional centers, job/housing balance, TOD, etc.

It will be revised and modified through lessons learned from demonstration projects and recent development trends.

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**How does the Compass Blueprint distribution differ from local input or baseline?**

It is a modest difference, but with significant benefits in:

Mobility  
Air Quality  
Housing Production & Affordability  
Wealth Creation  
Energy Savings  
Agricultural Land & Open Space Preservation  
Water Conservation  
Water Quality

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**Why is trading permitted and why are there conditions?**

This will ensure that there will not be adverse social equity, air quality or mobility impacts. There are three conditions:

1. must be in same subregion
2. must be targeted to a 2% Strategy area
3. no "dumping" of entire housing need on to another jurisdiction.

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## **RHNA Pilot Program**



**Linking Housing and  
Transportation Planning**

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## **Regional Housing Needs Assessment Workshop**

**Southern California Association of Governments**

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